



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Brad Deets

**RE:** Bravo Real Estate – Proposed Rezoning

**DATE:** August 31, 2017

**GENERAL INFORMATION:**

**Applicant:** Bravo Real Estate (applicant)  
Various Individuals (property owners)

**Requested Action** Rezoning Approval

**Location and Size:** Property is generally located both one mile north and one mile south of Hickman Road and west of T Avenue containing approximately 2,100 acres more or less.

**LAND USES AND ZONING:**

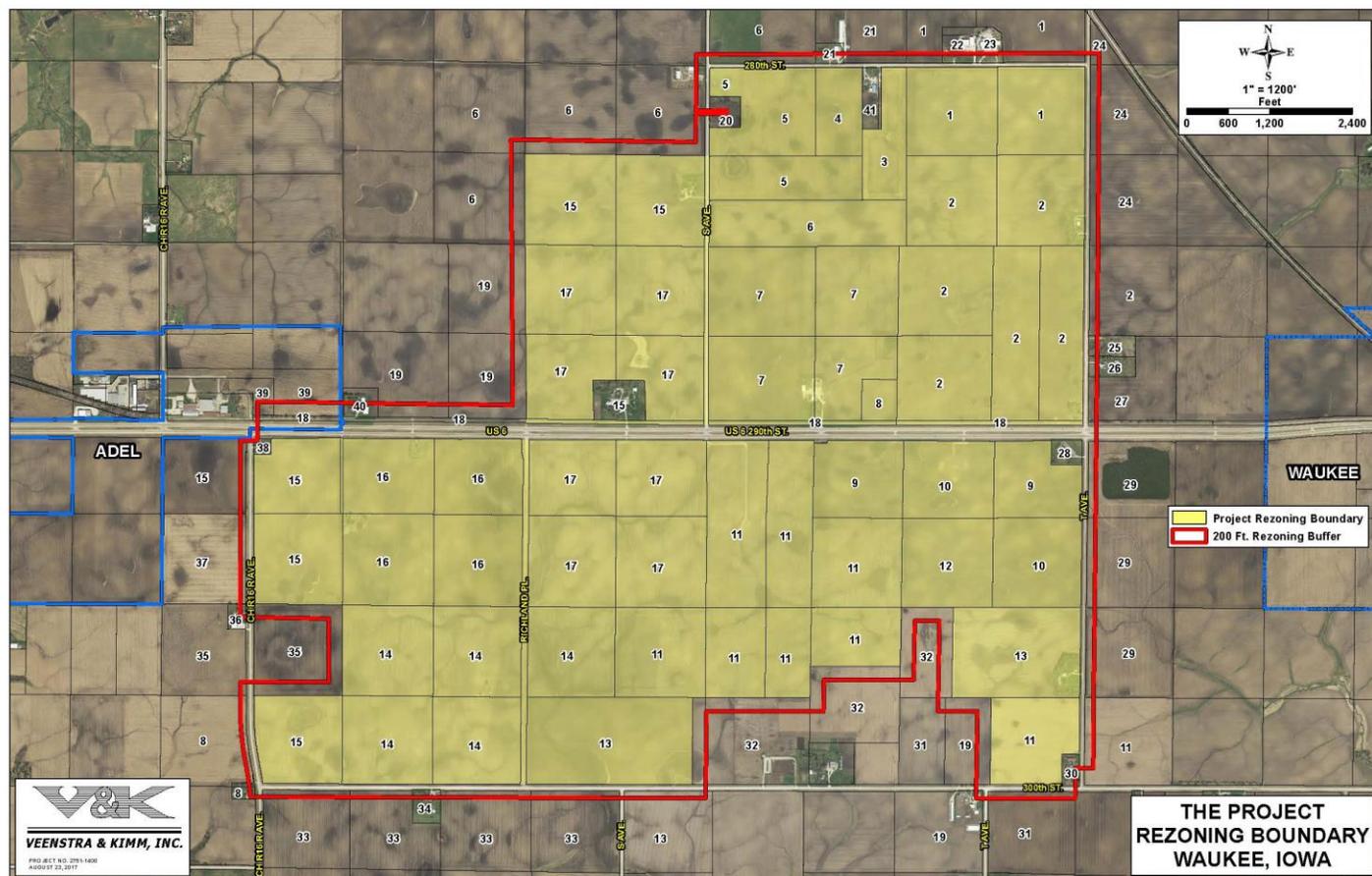
Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Employment	A-1
North	Agricultural	Neighborhood Residential	N/A (Dallas County)
South	Agricultural	Neighborhood Residential	N/A (Dallas County)
East	Agricultural	Employment/ Neighborhood Residential	A-1
West	Agricultural	Neighborhood Residential	N/A (Dallas County)

**BACKGROUND:**

The subject property involved in the proposed rezoning is located west of T Avenue and both north and south of Hickman Road (Highway 6). The property is bordered to the south by 300<sup>th</sup> Street (future University Avenue) and to the north by 280<sup>th</sup> Street (future Douglas Parkway). The subject property is a part of a larger area that was recently annexed into the City of Waukee. Notice that the annexation was complete was provided earlier this week. The applicant, Bravo Real Estate, is requesting approval of a rezoning of the property from A-1 Agricultural District to M-1 Light Industrial District and PD-1 Planned Development Overlay. The Planned Development Overlay is being provided to further define the use of the property for the development of a Data Center and associated uses/facilities.

The applicant, Bravo Real Estate, currently has purchase agreements in place with the 16 individual property owners involved with the proposed rezoning. As of the date of writing this staff report, staff has received the petitions to rezone the property from 14 of the 16 individual property owners. Staff anticipates having the remaining 2 property owner petitions prior to the Commission Meeting on August 31<sup>st</sup>. Regardless, the applicant has met the requirements of the City Code which stipulates that a petition to rezone property shall be signed by the owners of 50% of the real estate included within the proposed rezoning petition.

Signs regarding the proposed rezoning were placed adjacent to all public streets surrounding the rezoning on Thursday, August 24, 2017. Notification letters to the property owners involved in the proposed rezoning along with property owners located within 200 feet of the rezoning boundary limits were also mailed on Thursday, August 24, 2017. To date, staff has received general inquiries regarding the rezoning request but has not received any correspondence either for or against.



**ABOVE:** Rezoning Boundary Map

**PROJECT DESCRIPTION:**

On Thursday, August 24, 2017, Apple Inc. announced plans for the development of a \$1.3 billion data center in Waukee. The proposed project consists of the development of two 200,000 square foot data center buildings along with a logistics building as a part of Phase I of the development. The Phase I development is proposed to be located north of Hickman Road between S Avenue and T Avenue. The proposed rezoning consists of all the land that is proposed to be purchased by Bravo Real Estate acting on behalf of Apple Inc. No plans have been proposed for any additional development beyond Phase I as proposed, however, the land in question would allow for future expansion and growth of the Apple Data Center campus.

A general concept plan has been provided which identifies the location of the Phase I improvements. Access is anticipated to be provided to the site off of S Avenue. At this time, no access is anticipated off of Hickman Road (Highway 6). Both water and sanitary sewer are proposed to be extended to service the site. Water will be provided from Hickman Road with another line intended for redundancy to be constructed along 300<sup>th</sup> Street (University Avenue) and north on T Avenue. Sanitary Sewer is being extended from Phase 3 of the North Sanitary Sewer Outfall project that is currently under construction north of 300<sup>th</sup> Street (University

Avenue) and west of Waukee Public Works. The sanitary sewer will continue to be extended westward to T Avenue and then north along T Avenue.

The proposed underlying zoning of the property is M-I Light Industrial. The M-I Zoning District includes the specific permitted use as follows:

***Research and Technology businesses such as laboratories, data centers, call centers, and information technology support and supply which may require a combination of office and flex space to accommodate storage, warehousing or testing.***

The proposed development of the Apple Data Center is consistent with this permitted use.

In addition to the underlying zoning district of M-I Light Industrial, a Planned Development Overlay has been prepared which further defines the use as well as provides adjustments to the M-I zoning district due to the uniqueness of the specific project.

Specifically, the proposed Planned Development Overlay provides specifics related to parking requirements and bulk regulations that are unique to the specific type of development. In addition, the Planned Development Overlay defines the minimum requirements for landscaping and buffering adjacent to the site. Specifically, the Planned Development Overlay requires a minimum 50 foot landscape buffer surrounding the site. Within the 50 foot landscape buffer, a minimum 5 foot tall earthen berm will be required. The Planned Development document further defines the minimum requirements for overstory, ornamental and evergreen trees required within the buffer.

As a part of the Planned Development Overlay document, general renderings of the proposed data center have been included, however, it should be noted that the applicant will be required to meet the minimum building and architectural requirements as defined within the zoning and site plan ordinances.

#### **STAFF RECOMMENDATION**

At this time, staff finds the rezoning application complete. The proposed use is consistent with the recommended changes to the 2008 Comprehensive Plan and the provisions within the Planned Development Overlay are appropriate and conducive to protecting the health, safety and general welfare of the public and surrounding property owners. Staff would recommend approval of the proposed rezoning.

#### **CITY OF WAUKEE**

Brad Deets, AICP  
Development Services Director